

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – NW/S Washington Blvd.
At intersection with I-695 Ramp * ZONING COMMISSIONER
(Beltway Business Comm., Lots 3A & 3B)
13th Election District * OF BALTIMORE COUNTY
1st Council District *
* Case No. 02-336-XA
Merritt Properties, LLC, Owners;
BP Amoco Corp., Contract Lessees *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, Merritt Properties, LLC, and the Contract Lessees, BP Amoco Corporation, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception to permit a fuel service station on an individual site, and a convenience store as a use in combination with the proposed fuel service station, pursuant to Sections 405.2.B.1 and 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners seek relief from Section 405.4.A.3.c.2 of the B.C.Z.R. to allow 8 stacking spaces in lieu of the required 16, if necessary. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were John R. Lombardo, Zoning and Development Manager for BP Amoco Corporation, Contract Lessees of the subject property; Mickey Cornelius, traffic engineer with The Traffic Group; Bill Monk, with Morris & Ritchie, Associates, the consultants who prepared the site plan for this property; and David Karceski, Esquire, attorney for the Petitioners. Also appearing in support of the request was Mary Jane Kibler, a neighbor who owns numerous properties in the area. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 12/3/12
By [Signature]

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northwest side of Washington Boulevard, across from its intersection with an access ramp of the Baltimore Beltway (I-695). The property is located within the Beltway Business Community, which contains a mix of commercial/business uses, and is comprised of a portion of Lot 3A and all of Lot 3B. The southwest side of the property abuts an access drive that leads to a Home Depot retail outlet. The subject property contains a gross area of 1.6877 acres, more or less, zoned B.R.-I.M., and is presently unimproved. The Petitioners are desirous of developing the site with a combination convenience store/carryout restaurant and fuel service station. No carwash facility is planned. A one-story building, 96' x 44' in dimension, is proposed towards the rear of the site which will contain the convenience store and carryout restaurant. The front portion of the site will contain the fuel service station, consisting of 8 multi-product dispensers beneath an overhead canopy. Vehicular access to the site will be by way of two curb cuts on the southwest side of the property, adjacent to the above-referenced access road. Additionally, a third access will be provided towards the rear of the site, leading directly into the Home Depot parking lot, and a fourth access will be provided on the other side of the property. All of the proposed improvements, parking lot and drive aisles/access points are more particularly shown on the site plan marked as Petitioner's Exhibit 1. The redevelopment of this site will be substantially similar to other such combined uses and will provide one-stop shopping for customers to purchase fuel, convenience items, and ready-made meals from one location.

Ms. Kibler owns the adjacent property and a number of other lots in the vicinity. She voiced no objections to the proposed use and her questions/concerns were satisfied by the testimony offered and information provided on the site plan. It is to be noted that the proposed use will operate 7 days a week.

Based upon the testimony and evidence presented, all of which was undisputed, I am easily persuaded that the Petition for Special Exception should be granted. I find that the proposed use is consistent with the character of the neighborhood. As noted above, the site is located within a commercial business park and adjacent to major traffic corridors. It is clear that the proposed use

ORDER RECEIVED FOR FILING
Date 12/13/08
By [Signature]

will not cause detrimental impacts to the health, safety or general welfare of the locale, and meets the requirements of Section 502.1 and 405 of the B.C.Z.R.

Zoning variance relief is requested to allow 8 stacking spaces in lieu of the required 16 spaces, if necessary. Specifically, the Petitioners seek an interpretation of Section 405.4.A.3.c.2 of the B.C.Z.R. and whether the plan meets the stacking requirements. In this regard, although this is a close issue, I find in this case that variance relief is necessary and am easily persuaded that same should be granted. The proposed layout, and the location and number of access points is persuasive to a finding that traffic circulation will be appropriate and that the proposal will not create traffic congestion in the neighborhood. Thus, I find that the relief requested meets the requirements of Section 307 of the B.C.Z.R. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency.

Finally, Counsel for the Petitioners indicated at the hearing that development of the site as proposed may not move forward immediately due to marketing and other considerations. In view thereof, the Petitioners requested an extension of time for utilization of the special exception granted herein. Pursuant to Section 502.3 of the B.C.Z.R. special exception approval is valid for a period of two years from the date of the Order granting such relief. However, an extension up to five years can be provided. Under the circumstances, an extension will be provided in this case so that utilization of the proposed use will be valid for five years from the date of this Order.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of December 2002 that the Petition for Special Exception for a fuel service station on an individual site, and a convenience store as a use in combination with the proposed fuel service station, pursuant to Sections 405.2.B.1 and 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ORDER REQUIRED FOR FILING
Date 12/13/02
By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 405.4.A.3.c.2 of the B.C.Z.R. to allow 8 stacking spaces in lieu of the required 16, if necessary, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the special exception granted herein shall be valid for a period of five (5) years from the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/13/02
By [Signature]



Baltimore County
Zoning Commissioner

December 13, 2002

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
NW/S Washington Boulevard, at I-695 Ramp
(Baltimore Business Park, Lots 3A & 3B)
13th Election District – 1st Council District
Merritt Properties, LLC, Owners; BP Amoco Corp. Lessees - Petitioners
Case No. 02-336-XA

Dear Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Gena Scaggs, Land Development Mgr., Merritt Properties, LLC
2066 Lord Baltimore Drive, Baltimore, Md. 21244
Mr. John Lombardo, BP Amoco Corp., W. Pennsylvania Ave., Towson, Md. 21204
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr.#H, Baltimore, Md. 21236
Mr. William Monk, Morris & Ritchie Assoc., 110 West Road, #245, Towson, Md. 21204
Ms. Mary Jane Kibler, 3648 Washington Boulevard, Baltimore, Md. 21227
People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

Northwest Corner of Washington
Boulevard and I-695
for the property located at

which is presently zoned BR-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station pursuant to Sections 405.2.B.1 and 405.4.E.1 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

BP Amoco Corporation

Name - Type or Print

Signature John R. Lombardo
Manager

Address 1 West Pennsylvania Avenue (410) 494-3772

Suite 95 Telephone No.

Towson, Maryland 21204-5027

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Merritt Properties, LLC

Name - Type or Print

Signature Gena Scaggs
Land Development Manager

Name - Type or Print

Signature

2066 Lord Baltimore Drive (410) 298-2600

Address Telephone No.

Baltimore, Maryland 21244

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 4.00
UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2-12-02

REV 09/15/98

Case No. 02-336-XA

ORDER RECEIVED FOR FILING

Date 2/13/02

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Northwest Corner of Washington Boulevard and T-695

which is presently zoned BR-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Section 405.4.A.3.c.2 of the Baltimore County Zoning Regulations to allow eight stacking spaces in lieu of the required sixteen stacking spaces, if necessary.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

BP Amoco Corporation

Name - Type or Print

Signature John R. Lombardo, Zoning & Development Manager

Address 1 West Pennsylvania Avenue Suite 95 Telephone No. (410) 494-3772

Towson, Maryland 21204-5027

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

Address 210 Allegheny Avenue Telephone No. (410) 494-6200

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Merritt Properties, LLC

Name - Type or Print

Signature Gena Scaggs, Land Development Manager

Name - Type or Print

Signature

2066 Lord Baltimore Drive (410) 298-2600

Address Baltimore, Maryland 21244 Telephone No.

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address Towson, Maryland 21204 Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See SP. EX

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2-12-02

ORDER RECEIVED FOR FILING
Date 2/13/02
By [Signature]

Case No. 02-336-XA

REV 9/15/98

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



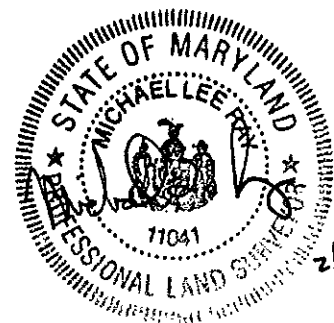
Zoning Description

Beginning at a point on the northwesterly side of Washington Boulevard (U.S. Route 1) which has a variable width at a distance of 520 feet northeast of the centerline of the nearest improved intersecting street (Interstate 695 – Baltimore Beltway) which has a variable width. **Thence** the following courses and distances:

North 34 degrees 40 minutes 32 seconds West, 168.60 feet to a point; Northwesterly by a tangential curve to the left having a radius of 397.50 feet and an arc length of 30.51 feet; North 39 degrees 04 minutes 24 seconds West, 34.70 feet to a point; North 50 degrees 57 minutes 23 seconds East, 353.42 feet to a point; South 00 degrees 46 minutes 48 seconds East, 32.82 feet to a point; South 00 degrees 12 minutes 45 seconds West, 179.97 feet to a point; South 42 degrees 27 minutes 23 seconds East, 122.80 feet to a point; Southwesterly by a non-tangential curve to the right having a radius of 1367.40 feet and an arc length of 53.32 feet; North 52 degrees 19 minutes 36 seconds West, 25.01 feet to a point; South 46 degrees 15 minutes 14 seconds West, 84.58 feet to a point; South 77 degrees 56 minutes 07 seconds West, 110.88 feet to the point and place of beginning and being a portion of confirmatory deed dated December 19, 1997 by and between BBC Associates and Merritt-031, LLC and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 12569, folio 260 and a portion of deed dated June 18, 1999 from the State Highway Administration of the Department of Transportation et al to Merritt-031, LLC and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 14097, folio 550.

Being a portion of Lot 3A and all of Lot 3B in the subdivision of "Lots 3 Through 3D Beltway Business Community" as recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 73, folio 65, containing an area of 73,518 square feet or 1.6877 acres of land, more or less, and being located in the 13th Election District..

336



2/9/02

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☐ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 07846
02-336-XA

DATE 2-12-02 ACCOUNT R-001-06-6150

AMOUNT \$ 550.00

RECEIVED FROM: Variable Fracture & Howard

FOR: Commercial Street Extension - Variable Fracture & Howard
NWC I-95 and Washington Blvd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
2/12/2002	2/12/2002	10:16:42
REC 48305	CASHIER RBOB LFB	DRYMER 5
>> RECEIPT # 250565		
DEPT 5	528 ZONING VERIFICATION	
CR NO. 007846	OFLH	

Receipt Tot 550.00
550.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-336-XA

Washington Boulevard

NW/corner Washington Blvd. & I-95

13th Election District - 1st Councilmanic District

Legal Owner(s): Merritt Properties LLC, Gena Scaggs

Contract Purchaser: BP Amoco Corp., John R. Lombardo

Special Exception: to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. **Variance:** to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

Hearing: Thursday, April 11, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/21/02 March 21

C528797

CERTIFICATE OF PUBLICATION

3/21/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/21/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-336-XA

Washington Boulevard

NW corner Washington Blvd & I-95

13th Election District - 1st Councilmanic District

Legal Owner(s): Merritt Properties LLC, Gena Scaggs

Contract Purchaser: BP Amoco Corp., John R. Lombardo

Special Exception: to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station.

Variance: to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

Hearing: Wednesday, November 13, 2002 at 9:00 a.m.
In Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at: (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at: (410) 887-3391.

JT 10/21 Oct. 29

C571440

CERTIFICATE OF PUBLICATION

10/31/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/29/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-336-XA

Washington Boulevard

NW/corner Washington Blvd & I-95

13th Election District - 1st Councilmanic District

Legal Owner(s): Merritt Properties LLC, Gena Scaggs

Contract Purchaser: BP Amoco Corp., John R. Lombardo

Special Exception: to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. **Variance:** to allow 8 stacking spaces, in lieu of the required 16 stacking spaces.

Hearing: Thursday, November 21, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at: (410) 887-3391.

11/020 Nov. 7

C672984

CERTIFICATE OF PUBLICATION

11/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/7/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-336-XA

Petitioner/Developer: Venable,

Boetjer & Howard

Date of Hearing/Closing: 11-21-02

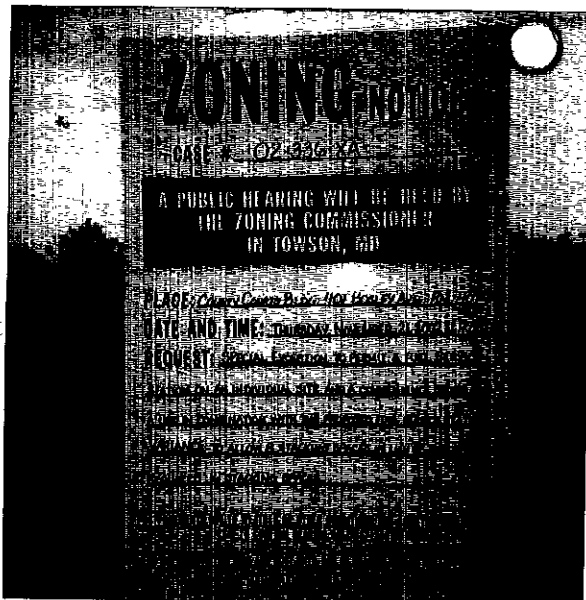
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at N/W corner of
Washington Blvd & I-695

The sign(s) were posted on November 5, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 11/5/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 02-336-XA

Petitioner/Developer: Venable,

Baetjer & Howard

Date of Hearing/Closing: 11-21-02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

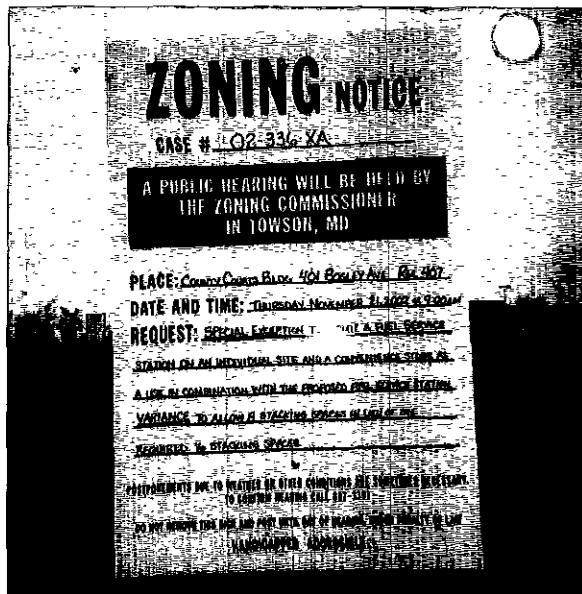
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at N/W corner of Washington Blvd.
+ I-695

The sign(s) were posted on 11-11-02

(Month, Day, Year)

* Repo



Sincerely,

Stacy Gardner
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-336-XA
Petitioner: MERRITT PROPERTIES, LLC
Address or Location: NORTHWEST CORNER OF WASHINGTON BLVD. AND I-695

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy DONTRE
Address: 210 ALLEGANY AVENUE
BALTIMORE MD
21204
Telephone Number: (410) 494-6244

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 21, 2002 Issue – Jeffersonian

Please forward billing to:
Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244


NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Monday, March 8, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 5, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Monday, March 8, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G DZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Gena Scaggs, Merritt Properties LLC, 2066 Lord Baltimore Dr, Baltimore 21244
John R Lombardo, BP Amoco Corp, 1 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 23, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 21, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Thursday, April 11, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District -- 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Thursday, April 11, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Gena Scaggs, Merritt Properties LLC, 2066 Lord Baltimore Dr, Baltimore 21244
John R Lombardo, BP Amoco Corp, 1 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 23, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday October 29, 2002 Issue – Jeffersonian

Please forward billing to:
Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Wednesday, November 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 27, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Wednesday, November 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon *GJZ*
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Gena Scaggs, Merritt Properties LLC, 2066 Lord Baltimore Dr, Baltimore 21244
John R Lombardo, BP Amoco Corp, 1 W Pennsylvania Avenue, Towson 21204
Daniel H DuPont, 11306 Beach Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 29, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday November 07, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Thursday, November 21, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 5, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-336-XA
Washington Boulevard
NW/corner Washington Blvd & I-95
13th Election District – 1st Councilmanic District
Legal Owner: Merritt Properties LLC, Gena Scaggs
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and a convenience store as a use in combination with the proposed fuel service station. Variance to allow 8 stacking spaces in lieu of the required 16 stacking spaces.

HEARING: Thursday, November 21, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GJZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Gena Scaggs, Merritt Properties LLC, 2066 Lord Baltimore Dr, Baltimore 21244
John R Lombardo, BP Amoco Corp, 1 W Pennsylvania Avenue, Towson 21204
Daniel H DuPont, 11306 Beach Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, NOVEMBER 06, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 31, 2002

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-336-XA, Northwest Corner of Washington Boulevard and I-695

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 2002

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: Merritt Properties, LLC , Gena Scaggs, Land Development Manager 2066 Lord Baltimore, MD 21244
BP Amoco Corporation, John R. Lombardo, Zoning & Development Manager,
1 W. Pennsylvania Avenue, Towson, MD 21204-5027
People's Counsel

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 15, 2002

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-336-XA, Northwest Corner of Washington Boulevard and I-695

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 2002

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh
Enclosures

c: Merritt Properties, LLC , Gena Scaggs, Land Development Manager 2066 Lord
Baltimore, MD 21244
BP Amoco Corporation, John R. Lombardo, Zoning & Development Manager,
1 W. Pennsylvania Avenue, Towson, MD 21204-5027
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 1, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 4, 2002*
Item Nos. 317, 331, 332, 334, 335,
336, 337, 338, 340, 341, 342, 343,
345, 348 and 349

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 4, 2002

Item No.: 332, 317, (336,) and 338

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 27, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-342, 345, 346, 348, 349

Still waiting on Agriculture Preservation Comments for 334, 335, 339.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

Washington Boulevard, NW Corner
Washington Blvd and I-95
13th Election District, 1st Councilmanic


Legal Owner: Merritt Properties LLC
Contract Purchaser: BP Amoco Corp.
Petitioner(s)

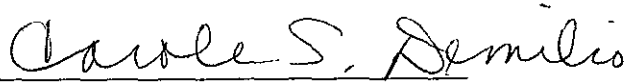
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-336-XA

* * * * *

ENTRY OF APPEARANCE

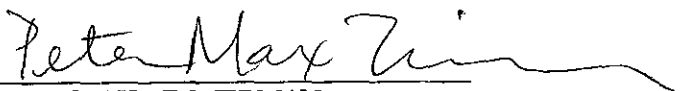
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 5, 2002

Robert A Hoffman Esquire
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

SFP - 5

RE: Case Number 02-336-XA; Washington Boulevard

The above matter previously scheduled for Wednesday, November 13, 2002 at 9:00 a.m. in Room 407, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jablon GDZ
Director

AJ: gdz

C: Gena Scaggs, Merritt Properties LLC, 2066 Lord Baltimore Dr, Baltimore 21244
BP Amoco Corp, John R Lombardo, 1 W Pennsylvania Ave, Towson 21204
Daniel H DuPont, 11306 Beach Road, White Marsh 21162



210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6244
aldontell@venable.com

March 11, 2002

Hand Delivered


Mr. George Zahner
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 02-336-XA
Petitioner: BP Amoco Corporation

Dear George:

On behalf of the Petitioner, BP Amoco Corporation, we respectfully request that the hearing date scheduled for the above referenced case on Monday, April 8, 2002 at 2:00 pm be rescheduled. Robert A. Hoffman, the Petitioner's attorney is scheduled to attend a hearing on that date for a different matter with the Baltimore County Liquor Board. We ask that when you reschedule this hearing that it be for either Wednesday, April 10th, or Thursday, April 11, 2002.

Thank you,


Amy L. Dontell
Paralegal

ALD

cc: Robert A. Hoffman, Esquire

TO1DOCS1/ald99/#133205 v1

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

March 26, 2002

HAND-DELIVERED

George D. Zahner
Department of Permits and
Development Management
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

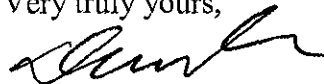
Re: BP Amoco Corporation
Property: Northwest Corner of Washington
Boulevard and I-695
Case No. 02-336-XA

Dear George:

By way of this letter, I am writing to request a withdrawal of the Petitions for Special Exception and Variance filed in the above-referenced case, without prejudice, as we intend to refile for the requested relief on a later date.

Thank you for your consideration of this request.

Very truly yours,



David H. Karceski

DHK/bl

cc: John R. Lombardo
Jeffrey S. Bainbridge

TO1DOCS1/DHK01/#134214 v1

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

9/3/02
OK as long as no delay by any other complaint
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

George
Writer's Direct Number:
(410) 494-6244

aldontell@venable.com

September 4, 2002

Hand Delivered

Arnold Jablon, Director
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 02-336-XA
Property: Northwest Corner of Washington
Boulevard and I-695
Petitioner: BP Amoco Corporation

Dear Mr. Jablon:

I am writing on behalf of Robert Hoffman to request a postponement for the above-referenced hearing scheduled for Wednesday, November 13, 2002 at 9:00. William P. Monk, the engineer responsible for preparing the site plan for the above-referenced property will be out of town on that date. Therefore, it is respectfully requested that the hearing be postponed until the 21st, 22nd, 26th, or 27th of November 2002. George Zahner has indicated that these dates are available.

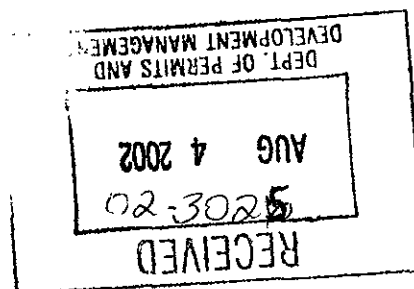
Thank you,

Amy L. Dontell
Amy L. Dontell
Paralegal

ALD

cc: Robert A. Hoffman, Esquire
John R. Lombardo
Jeffrey S. Bainbridge

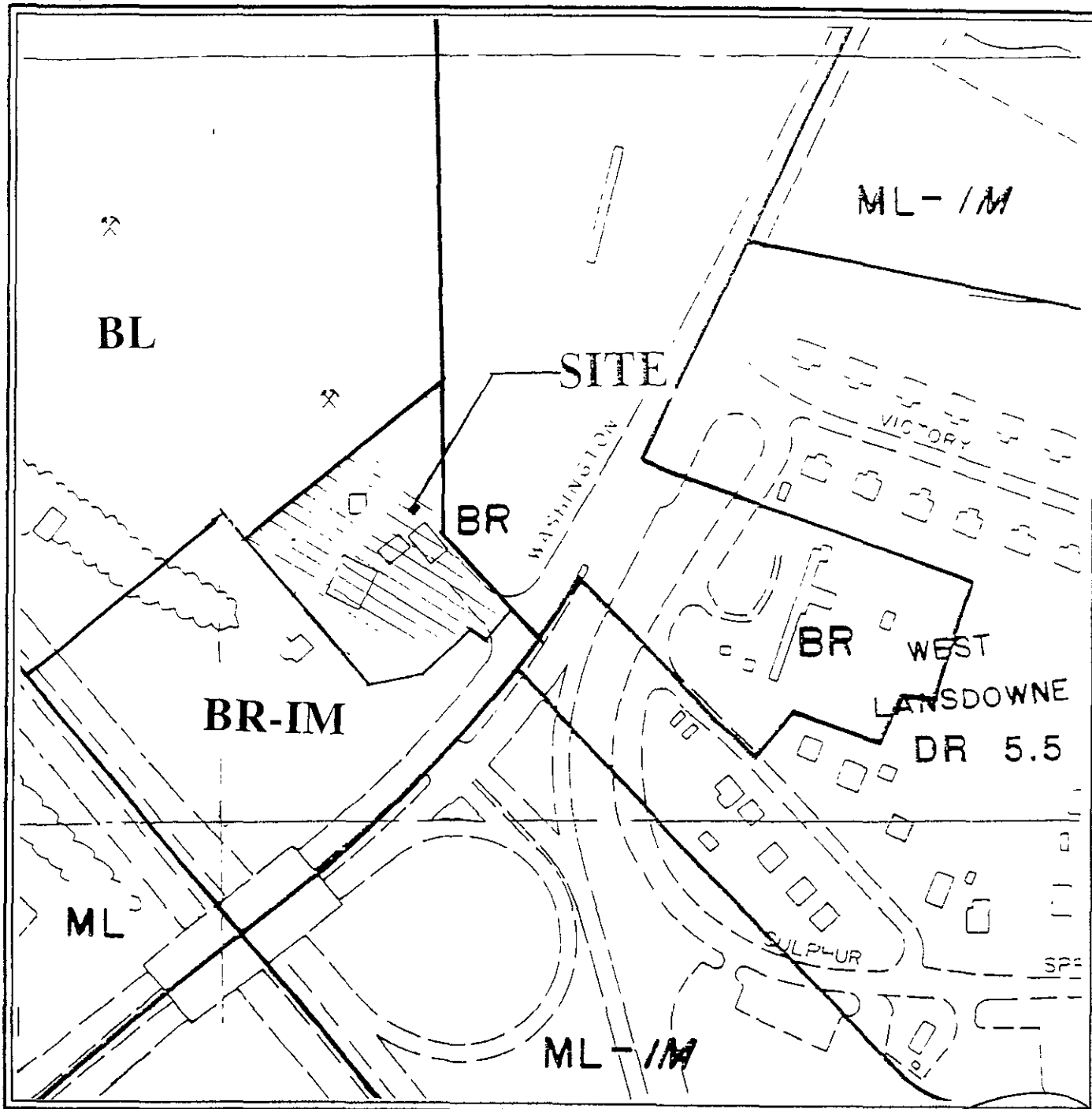
TO1DOCS1/ald99/#133205 v1



CASE NAME _____
CASE NUMBER 02-336-XA
DATE 11/21/02

CASE NAME _____
CASE NUMBER 02-336-XA
DATE 11/21/02
ET _____

[illegible]



ZONING MAP

EXHIBIT II

336



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204

(410) 821-1690

FAX: (410) 821-1748

PRELIMINARY SITE PLAN

BP-AMOCO

WASHINGTON BLVD. @ I-695

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

DATE: 11/16/2000

ZONING MAP S.V. S-C

DESIGN BY:

REVIEW BY: VM

JOB NO. 118471

EICHELMANN
PROPERTIES

SOUTH - 195 - NORTH

WEST - 1-695 - EAST

COMMENCE DRIVE

US ROUTE 195
WASHINGTON BOULEVARD

MERRITT

J. PROPERTIES, LLC
2066 Lord Baltimore Drive, Baltimore, MD 21241
410-298-2600 Fax: 410-298-8644
www.merrittproperties.com

Ad No 2
(02-336-XA)



EL25 PQ01

11+01 NNNNN-14AU 5034

1

EL25 PQ01

11+00 NNNNN-03AU 5034

Ref 3A

(02-336-XA)

571-459 (No. 7) 97.09.16 23:20

571-459 (No. 8) 97.09.16 23:20



Red 3B

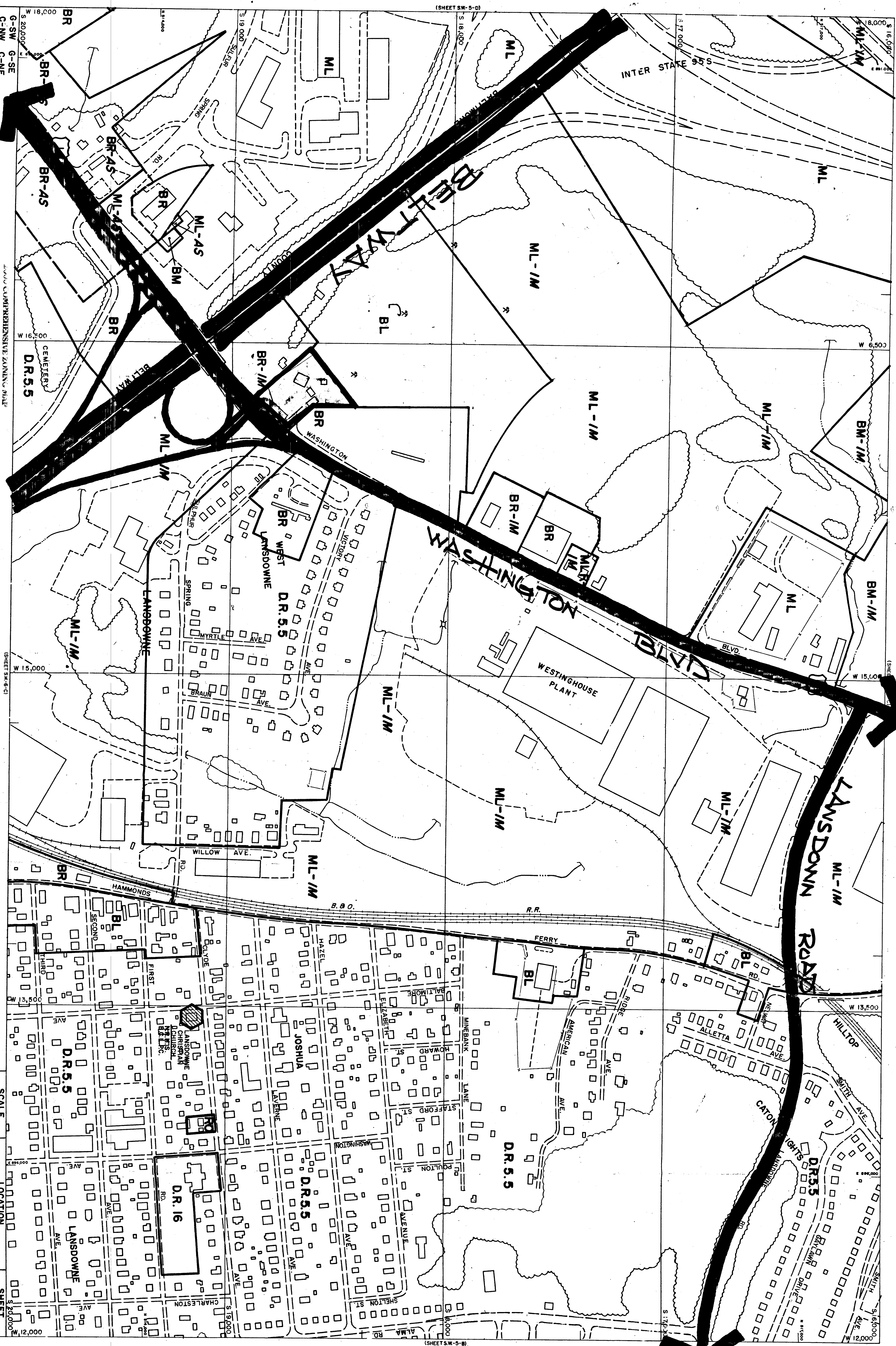


EL25 PD01

11+00 NNNNN-12AU 5434

Red 3C

571-459 (No. 6) 97.09.16 23:19



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY OBTAINED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000

File Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00

Paul S. Seltzer
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY	JANUARY 1986	HALETHORPE	S.W. 5-C

SW 5 C

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 15, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-331, 02-336, & 02-359

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey M. Long

AFK/LL:MAC